



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Resolution Adopting Amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation

MEETING DATE: November 3, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider a resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

BACKGROUND INFORMATION: City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study", prepared by Harris & Associates, was benchmarked to June 30, 1999, for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001, using the ENR Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002; January 1, 2003; and January 1, 2004. On July 21, 2004, City Council approved an adjustment to the Streets and Road IMF that went into effect on September 21, 2004, that is also reflected in this staff report.

Staff is requesting City Council consideration of amended fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1. Meetings with interested developers to review and discuss the proposals were held October 12, 21, and 25, 2004, at the Carnegie Forum.

The fee changes being considered consist of two main elements:

1. Adjustments to the current fee program based on increased raw land costs, project expenses since the last update, remaining vacant land for development, and fund balance as of June 30, 2004. Note that this is not a major update of the fee program in which all projects would be identified, estimated and allocated to new and existing development.
2. Addition of regional transportation projects.

Each element is described below:

Adjustments to Current Program

In the Development Impact Fee Update Study, a land cost basis of \$120,000 (1999 dollars) per acre was used to determine project costs involving the purchase of land. Land prices for one recently-completed land purchase (DeBenedetti Park) and one pending land purchase (Century Meadows Park) are very close to the assumed cost basis given the annual ENR-based indexing of the fee.

APPROVED:

Janet S. Keeter, Interim City Manager

Recent reported significant increases in raw land costs to as high as \$300,000 per acre could alter the future ability of the Impact Mitigation Fee program to purchase storm drain basin and park land for the remainder of the program. Working with the Development community, consensus was reached on now-current land costs at \$200,000 per acre, coupled with a commitment to review the land cost picture in the future. Staff was presented with closing costs of eight recent projects, averaging \$168,000 per acre. Only one project exceeded \$200,000/acre.

Storm drain and park sites west of Lower Sacramento Road are the only sites affected by the increased land cost. Exhibits G, Storm Drain Projects, and O, Parks Projects, from the "1999 Development Impact Fee Update Study" are attached. Project costs in the exhibits have been updated to June 30, 2004, incorporating 1) the higher land cost basis, 2) reducing project costs by prior project expenditures, 3) specific project adjustments described below, and 4) applying ENR indexing factors to June 30, 2004.

Two projects (future F-Basin/Park and future I-Basin/Park) are affected by the land cost basis increase, and they are presented in **bold**. The Total Project Costs identified in each exhibit represent the total cost of remaining projects currently in the IMF program. In the case of Park Project MPR 040 (Katzakian Park), the park has been completed and, therefore, the Adjusted Project Cost (June 30, 2004) was set at zero from \$987,936. This balance has been added to Park Project MPR 052 (DeBenedetti Park) since the total cost for this project will be above the amount programmed. The fee program assumption is that this project will also be funded partially by other sources, including grants or the project will be reduced in scope.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachments 2 and 3 for Storm Drainage and Parks and Recreation, respectively. Fund Balance is taken from the IMF Annual Report FY 2003/2004. "Total RAE's Added" represent the remaining development in the City served by the remaining projects.

Staff notes that the upcoming Westside developments are somewhat different than recent projects in that the parcels are relatively large and few in numbers and are likely to be done by one developer. This presents an opportunity to provide drainage and park improvements on a reimbursement agreement basis outside of the fee program as allowed by the fee ordinance.

Exhibit I, Streets/Roads/Traffic Projects, from the Development Impact Fee Update Study is attached and has been updated to June 30, 2004, incorporating 1) reductions in project costs resulting from prior project expenditures and 2) applying ENR indexing factors to adjust project costs to June 30, 2004. The Total Project Costs identified in Exhibit I represent the total cost of remaining projects in the IMF Program for Streets and Roads.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachment 4. The "Total RAE's Added" represent the development served by the remaining projects. The amended Streets and Road Fee is \$11,707, an increase of 28% above the existing fee.

Addition of Regional Transportation Projects

Two additional amendments to the Streets and Roads portion of the IMF Program are being presented. The first adds the project "Lower Sacramento Road – Mettler Road to the Harney Curve" to the IMF Program with a corresponding minor fee increase. Staff recommends this addition be adopted. The second would add a share of State Highway improvements to the City's fee program as the City's participation in a Regional Traffic Impact Fee (RTIF). While staff feels this would be appropriate, we are recommending that Council provide direction on this fee as discussed below.

The San Joaquin Council of Governments adopted a resolution at the February 26, 2004, meeting requesting each member jurisdiction to adopt a Regional Transportation Impact Fee (see Attachment 5). The Draft San Joaquin Regional Transportation Impact Fee Technical Report, July 2003 (Report) specified projects by category (Mainline Highway Improvements, Interchange Improvements, and Regional Street Improvements) and determined the cost share based upon the demand presented by new development in four quadrants of the County (North, Central, South, and Tracy).

The Report determined that the fair share of project costs for Mainline Highway Improvements for the North Area (Lodi and north County) is \$1,627 per single family residential unit. The project listing and fair share cost distribution from the report is presented in Attachment 6. Converting this fee to Lodi's RAE-based fee structure, assuming a residential density of five single family units per acre, yields an equivalent Lodi fee of \$8,135 per RAE.

There are a number of policy issues related to setting a regional transportation fee. Significant issues include:

- What projects should be included – mainline highway projects or other significant roadways?
- Should the fee be the same throughout the County, or based on sub-areas?
- Who should collect and administer the fee?

Given the lack of consensus within the County on these issues, staff recommends the City Council consider deferral of adopting the fee and providing clear direction on this issue. Staff's recommendation on this direction is that the fee should only include mainline highway projects. These are likely to be the "lowest common denominator" in terms of consensus among other agencies. Nearly every agency is likely to propose "other significant roadways" for the fee program that will not lead to consensus. Given that this area is critically short of transportation funding, establishing this fee is an important part of the funding mix. Whether the fee is uniform throughout the County or based on sub-areas is of relatively less importance (although equity issues need to be addressed) and depends on what projects are included in the program. As for "other significant roadways", staff feels these should be addressed among the most directly affected cities and the County, not unlike what is being proposed here for Lower Sacramento Road.

The SJCOG has recently reconvened the Regional Transportation Fee Policy Committee and the Mayor will be participating in this effort. Typically, staff is involved in some fashion as well, and clear Council direction on this issue is important.

Lower Sacramento Road

The Lower Sacramento Road Special Purpose Plan reported that the majority of new trips on this County highway are generated by the Cities of Lodi and Stockton, with less than 2 percent of new trips coming from County development. Although this County highway is part of the Measure K Program, only \$11.5 million is programmed to construct a \$20 million project. Recognizing the importance of this County highway to the City of Lodi and that the City has a responsibility to mitigate the external impacts of growth within its boundaries, staff is recommending that approximately \$3.13 million in project costs be added to the City's fee program.

The cost share is based upon City participation in the project north of Mettler Road, along with Measure K funds and County traffic impact fees. Attachment 7 presents the new component of the Streets and Roads fee for the Lodi share of the financing for Lower Sacramento Road. The calculation of the Total RAE's differs from the current IMF Program in that it includes the Planned Residential Reserve land

south of Harney Lane. A nexus exists because the Lower Sacramento Special Purpose Plan included development in this area as part of the traffic model and determination of improvements required on this segment of Lower Sacramento Road. The Streets and Roads Fee increases \$909 by amending the Project List to include Lower Sacramento Road – Mettler Road to the Harney Curve.

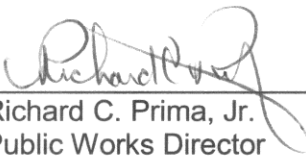
The Summary of Existing 2004 Development Impact Fees for All Services is provided in Attachment 8. A Summary of Amended 2004 Development Impact Fees for All Services is provided in Attachment 9.

The City has received the attached letter from the County concerning these transportation fee proposals (Attachment 10).

Implementation

The City's impact fees are administratively adjusted January 1 each year, based on the Engineering News Record Construction Cost Index (ENR). Thus, the fees presented here will be slightly different after implementation. The Storm Drainage, Parks and Recreation, and Street fees will be adjusted based on the six-month change in the ENR (since this adjustment incorporates the first six months) and the remaining fees by the 12-month ENR. The fees will go into effect January 2005 (60 days after adoption), except that projects with completed applications will have one additional year, per past practice.

FUNDING: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

Attachments

cc: Andy Chesley, San Joaquin Council of Governments
Tom Flinn, San Joaquin County Public Works Director
Jim Giottonini, City of Stockton Public Works Director
Development Community Distribution List
Civil Engineers Distribution List
Building Industry Association of the Delta

Attachment 1

Summary of Amended Fees (Per Residential Acre) November 3, 2004

Impact Fee Category	Existing	Proposed	Percent Change
Storm Drainage	\$12,252	\$16,218	
Parks and Recreation	\$21,003	\$24,491	
Streets and Roads	\$9,142	\$11,707	
All Other IMF Fees	\$14,869	\$14,869	
Subtotal	\$57,266	\$67,286	17%
Per Dwelling Unit (@ 5 units/acre)	\$11,453	\$13,457	
Lower Sacramento Road	\$0	\$909	
Subtotal (with above)	\$57,266	\$68,194	19%
Per Dwelling Unit (@ 5 units/acre)	\$11,453	\$13,639	
Regional Traffic Impact Fee	\$0	\$8,135	
Subtotal (with above)	\$57,266	\$76,329	33%
Per Dwelling Unit (@ 5 units/acre)	\$11,453	\$15,266	

EXHIBIT "G" (PAGE 1 OF 1)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Storm Drain Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Project Cost June 30, 1999</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MSDI 001	C-Basin (Pixley Park) (S-4) [1]	Partially Completed	\$ 824,800	\$ -	\$ 965,027
MSDI 003	Turner Road/Guild Avenue Storm Drain	Open	\$ 400,000	\$ 226,695	\$ 241,310
MSDI 004	Pine Street Storm Drain	Open	\$ 72,200	\$ -	\$ 84,475
MSDI 005	Thurman Street Storm Drain	Partially Completed	\$ 57,200	\$ 16,000	\$ 50,925
MSDI 007	C-Basin Storm Drain	Open	\$ 279,500	\$ -	\$ 327,019
MSDI 008	Evergreen Drive Storm Drain	Completed	\$ -	\$ -	\$ -
MSDI 009	Evergreen Drive Storm Drain	Completed	\$ -	\$ -	\$ -
MSDI 010	E-Basin Expansion	Completed	\$ -	\$ -	\$ -
MSDI 011	F-Basin (Cochran Park) (N-9) [1]	Open	\$ 4,452,700	\$ 44,809	\$ 6,454,869
MSDI 012	F-Basin North/South Storm Drain	Open	\$ 507,000	\$ 12,344	\$ 551,765
MSDI 013	Tienda Drive Storm Drain	Partially Completed	\$ 135,900	\$ 80,000	\$ 79,005
MSDI 014	Tienda Drive Storm Drain	Partially Completed	\$ 157,300	\$ 26,653	\$ 157,390
MSDI 015	G-Basin Southeast Area Storm Drain	Open	\$ 338,900	\$ 280,021	\$ 116,496
MSDI 016	Orchis Drive Storm Drain	Open	\$ 83,000	\$ -	\$ 97,111
MSDI 017	G-Basin (DeBenedetti Park) (C-3) [1]	Open	\$ 4,720,000	\$ 2,072,222	\$ 3,450,240
MSDI 018	Master Storm Drain System Engineering	Open	\$ 65,000	\$ -	\$ 76,051
MSDI 019	Lodi Avenue Storm Drain	Completed	\$ -	\$ -	\$ -
MSDI 020	I-Basin (N-19) [1]	Open	\$ 4,577,800	\$ -	\$ 6,699,795
MSDI 021	Storm Drain Basin I - Inflow	Open	\$ 344,200	\$ -	\$ 402,719
MSDI 022	Storm Drain Basin I - Outflow	Open	\$ 359,100	\$ -	\$ 420,152
MSDI 023	E-Basin (Peterson park) (N-4) Land Acquisition	Partially Completed	\$ 173,400	\$ 16,847	\$ 202,880
MSDI 024	G-Basin (DeBenedetti Park) (C-3) Land Acquisition	Underway	\$ 100,700	\$ -	\$ 117,820
MSDI 025	Storm Drain Stockton St east to Culbertson	Open	\$ 67,400	\$ -	\$ 78,859

Total Project Costs = \$ 17,716,100 \$ 20,573,908

Note: Open Projects are those that have not yet been started

[1] See Parks Projects for additional funding.

EXHIBIT "O" (PAGE 1 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Parks Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MPR 001	Parks and Recreation Master Plan	Completed			
MPR 002	Administration Building and Corporation Yard	Open	\$ 1,673,500	\$ -	1,958,017.03
MPR 003	Underground tank replacement	Not in Program	\$ -	\$ -	-
MPR 004	Lodi Lake Central Park Improvements	Completed	\$ -	\$ -	-
MPR 005	Lodi Lake Peninsula Improvements	Not in Program	\$ -	\$ -	-
MPR 006	Lodi Lake - 13 acre expansion	Open	\$ 2,358,000	\$ 370,628	2,325,251.41
MPR 007	Lodi Lake Silt Removal	Completed	\$ -	\$ -	-
MPR 008	Lodi Lake Turner Road Retaining Wall	Not in Program	\$ -	\$ -	-
MPR 009	Lodi Lake Utility Extension (Water)	Not in Program	\$ -	\$ -	-
MPR 010	Softball Complex Concession	Not in Program	\$ -	\$ -	-
MPR 011	Softball Complex replacement of concession stand	Not in Program	\$ -	\$ -	-
MPR 012	Softball Complex shade structure	Not in Program	\$ -	\$ -	-
MPR 013	Softball Complex paving	Not in Program	\$ -	\$ -	-
MPR 014	Softball Complex upgrade sports lighting	Not in Program	\$ -	\$ -	-
MPR 015	Stadium - Electrical & Sports Lighting	Not in Program	\$ -	\$ -	-
MPR 016	Stadium - Press Box	Not in Program	\$ -	\$ -	-
MPR 017	Stadium - Parking Lot Landscape & Lighting	Not in Program	\$ -	\$ -	-
MPR 018	Stadium - Returf & Drainage Improvements	Not in Program	\$ -	\$ -	-
MPR 019	Stadium - Additional Seating	Not in Program	\$ -	\$ -	-
MPR 020	Kofu Park - Enlarge Bleacher Area	Not in Program	\$ -	\$ -	-
MPR 021	Kofu Park - New Playground Equipment	Not in Program	\$ -	\$ -	-
MPR 022	Kofu Park - Permanent Backstop in Small Diamond	Not in Program	\$ -	\$ -	-
MPR 023	Kofu Park - Group Picnic Facilities	Not in Program	\$ -	\$ -	-
MPR 024	Kofu Park - Entrance Improvements	Not in Program	\$ -	\$ -	-
MPR 025	Armory Park - Parking Lot	Not in Program	\$ -	\$ -	-
MPR 026	Armory Park - Press Box and Bleacher Wall	Not in Program	\$ -	\$ -	-
MPR 027	Armory Park - Upgrade Electrical	Not in Program	\$ -	\$ -	-
MPR 028	Zupo Field Upgrading	Not in Program	\$ -	\$ -	-
MPR 029	Zupo Field - Upgrad Electrical and Sports Lighting	Not in Program	\$ -	\$ -	-
MPR 030	No Project - Not in Original Nolte Report	Not in Program	\$ -	\$ -	-
MPR 031	Hale Park - General Improvements	Not in Program	\$ -	\$ -	-
MPR 032	No Project - Not in Original Nolte Report	Not in Program	\$ -	\$ -	-
MPR 033	Community Buildings - Hutchins Square [1]	Partially Complete	\$ 1,100,000	\$ -	1,287,014.48
MPR 034	Blakely Park - Upgrade Lighting	Not in Program	\$ -	\$ -	-
MPR 035	Salas Park - Protective Shade Structures	Not in Program	\$ -	\$ -	-
MPR 036	Salas Park - Fence Diamond Area	Not in Program	\$ -	\$ -	-

EXHIBIT "O" (PAGE 2 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Parks Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MPR 037	Emerson Park - Restroom Replacement	Not in Program	\$ -	\$ -	-
MPR 038	Pixley Park (C-Basin) (S-4) - Gen Improvements[1]	Open	\$ 5,105,000	\$ -	5,972,917.22
MPR 039	Peterson Park (E-Basin) (N-4) [1]	Completed	\$ -	\$ -	-
MPR 040	Katzakian Park (N-20) [3]	Completed	\$ 1,881,000	\$ 1,036,620	-
MPR 041	Cochran Park - (F-Basin) (N-9) [1]	Open	\$ 2,050,000	\$ 16,938	2,704,079.12
MPR 042	Southwest Park - (I-Basin) (N-19) [1]	Open	\$ 691,400	\$ -	856,845.39
MPR 043	Area #6 - Park (now Cochran Park)	Incl in MPR041	\$ -	\$ -	-
MPR 044	Area #5 - Park (now DeBenedetti Park)	Incl in MPR052	\$ -	\$ -	-
MPR 045	Area #7 - Park (now Eastside Park)	Incl in MPR046	\$ -	\$ -	-
MPR 046	Eastside Park (N-18)	Open	\$ 2,088,000	\$ 72,718	2,357,906.47
MPR 046A	Eastside Park -Softball Complex	Completed	\$ -	\$ -	-
MPR 047	F-Basin Park	Incl in MPR041	\$ -	\$ -	-
MPR 048	I-Basin Park	Incl in MPR042	\$ -	\$ -	-
MPR 049	Not Used	Not Used	\$ -	\$ -	-
MPR 050	Not Used	Not Used	\$ -	\$ -	-
MPR 051	Not Used	Not Used	\$ -	\$ -	-
MPR 052	DeBenedetti Park (G-Basin) (C-3) [2][4]	Open	\$ 2,646,000	\$ 1,039,860	2,867,140.95
MPR 053	Hutchins Square - Catering Kitchen	Incl in MPR033	\$ -	\$ -	-
MPR 054	Hutchins Square - Multi-purpose	Incl in MPR033	\$ -	\$ -	-
MPR 055	Hutchins Square - Child care	Incl in MPR033	\$ -	\$ -	-
MPR 056	Hutchins Square - Connectors	Incl in MPR033	\$ -	\$ -	-
MPR 057	Hutchins Square - Auditorium	Incl in MPR033	\$ -	\$ -	-
MPR058	Roget Park (N-13)	Open	\$ 1,087,000	\$ 114,919	1,137,347.57
MPR059	Century Meadows Park (N-15)	Open	\$ 1,034,500	\$ 500	1,209,793.61
MPR060	Future Community Buildings	Open	\$ 6,362,000	\$ 345,107	7,039,844.03
MPR061	Arnaiz Property (OS-3)	Open	\$ 17,000	\$ -	19,890.22
MPR062	Future Community Pools	Open	\$ 1,908,000	\$ 118,569	2,093,657.83
Total Project Costs =			\$ 30,001,400	\$	31,829,705

Note: Open Projects are those that have not yet been started

[1] Park Program share of Hutchins Square project originally totalled \$2,100,000

[2] See Storm Drain projects for additional funding.

[3] Katzakian Park Improvements completed and remaining cost of \$987936 adjusted to zero.

[4] DeBenedetti Park Construction Estimate increased by \$987936 based upon updated cost estimate.

Attachment 2

Storm Drainage Fee Calculation November 3, 2004

Total Project Costs	\$20,573,908
Less Fund Balance	\$1,823,312
Storm Drainage Fees Required	\$18,750,596
Total RAE's Added	1,156
Proposed Fee Per RAE	\$16,218
Current Fee Per RAE	\$12,252
Percentage Increase	32%

Attachment 3

Parks and Recreation Fee Calculation November 3, 2004

Total Project Costs	\$31,829,705
Less Fund Balance	\$1,565,946
Balance to Fund	\$30,263,759
Total RAE's Added	1,236
Proposed Fee Per RAE	\$24,491
Current Fee Per RAE	\$21,003
Percentage Increase	17%

EXHIBIT "I" (1 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
 ENR 6-04 7109

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MTSI 001	Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln.	Open	\$ 55,000	\$ 69,400	-
MTSI 002	Kettleman Lane Restriping - Ham Ln. to Stockton St.	Open	\$ 55,000	\$ 70,000	-
MTSI 003	Kettleman Lane Restriping - Stockton St. to Cherokee Ln.	Open	\$ 29,000	\$ 62,401	-
MTSI 004	Kettleman Lane / State Rte. 99 Interchange	Open	\$ 4,921,000	\$ -	5,757,634.79
MTSI 005	Kettleman Lane Widening - Phase 2	Open	\$ 771,000	\$ -	902,080.15
MTSI 006	Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave.	Open	\$ 361,000	\$ 377,595	-
MTSI 007	Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd.	Open	\$ 253,000	\$ 70,303	213,757.90
MTSI 008	Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln.	Open	\$ 288,000	\$ 271,066	19,813.00
MTSI 009	Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr.	Open	\$ 299,000	\$ 218,825	93,805.81
MTSI 010	Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd.	Open	\$ 247,000	\$ 90,000	183,692.07
MTSI 011	Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct.	Open	\$ 381,000	\$ 90,000	340,473.83
MTSI 012	Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane	Open	\$ 165,000	\$ 57,079	126,268.99
MTSI 013	Harney Lane Widening from Lower Sacramento Road to Mills	Open	\$ 457,000	\$ -	534,696.02
MTSI 014	Harney Lane Widening from WID Crossing to Lower Sacramento Road	Open	\$ 292,000	\$ 88,138	238,521.22
MTSI 015	Harney Lane Widening from WID Crossing to Hutchins Street	Open	\$ 149,000	\$ -	174,331.96
MTSI 016	Harney Lane Widening from Hutchins St. to Stockton St.	Open	\$ 215,000	\$ -	251,552.83
MTSI 017	Harney Lane Widening from Stockton St. to Cherokee Lane	Open	\$ 248,000	\$ 18,641	268,353.05
MTSI 018	Harney Lane Widening from Lower Sacramento Rd. to west City boundary	Open	\$ 303,000	\$ -	354,513.99
MTSI 019	Project Study Report	Completed	\$ -	\$ -	-
MTSI 020	SR 99 at Turner Road - Interchange Improvements	Open	\$ 1,907,000	\$ -	2,231,215.11
MTSI 021	Lodi Avenue Restriping	Open	\$ 31,000	\$ -	36,270.41
MTSI 022	Lodi Avenue Construction	Completed	\$ -	\$ -	-
MTSI 023	Turner Road Restriping	Not In Program	\$ -	\$ -	-
MTSI 024	Turner Road Construction	Open	\$ 34,000	\$ -	39,780.45
MTSI 025	Century Boulevard Widening	Open	\$ 113,000	\$ 250	131,918.98
MTSI 026	Century Boulevard Construction	Completed	\$ -	\$ -	-
MTSI 027	Stockton Street Widening	Partially Completed	\$ 73,000	\$ -	85,410.96
MTSI 028	Guild Avenue Construction	Partially Completed	\$ 487,000	\$ 469,876	20,035.31
MTSI 029	Turner Road Widening	Completed	\$ -	\$ -	-
MTSI 030	Lodi Avenue Widening	Partially Completed	\$ 131,000	\$ -	153,271.72
MTSI 031	Kettleman Lane Widening	Open	\$ 153,000	\$ -	179,012.01
MTSI 032	Lockeford Street Widening	Open	\$ 1,645,000	\$ 176,793	1,717,821.52
MTSI 033	Victor Road - SR 99 tp CCT Railroad Co.	Open	\$ 444,000		519,485.85
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -		-
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000		30,420.34
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000		30,420.34
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000		376,744.24
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000		189,542.13
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000		336,963.79
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000		54,990.62
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000		143,911.62
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -		-
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500		56,745.64
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000	\$ 3,456	68,497.25
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -		-
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -		-

EXHIBIT "I" (2 OF 2)
(Project Cost as of June 30, 2004)
(Revised 10/26/04)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
 ENR 6-04 7109

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -		-
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -		-
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000		145,081.63
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000		136,891.54
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000		136,891.54
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500	\$ 197,990	-
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000		74,880.84
MTS 015	Traffic Signal @ Lockeford Street & Stockton Street	Open	\$ 58,500		68,445.77
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -		-
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500		68,445.77
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -		-
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500		68,445.77
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -		-
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500		68,445.77
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500		80,145.90
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000	\$ 84,413	-
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500		80,145.90
MTS 025	Traffic Signal @ Lower Sacramnto Rd & Tokay	Open	\$ 162,000		189,542.13
MTS 026	Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane	Open	\$ 259,000		303,033.41
[1] Funding shared equally by Water, Sewer and Streets programs.					
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000	\$ 363,825	-
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500		114,076.28
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -	\$ 7,540	-
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000		327,603.69
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000	\$ 5,264	127,222.55
MRRX 004	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000		266,763.00
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000		290,163.27
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000		296,013.33
MRRX 007	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000		272,613.07
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -		-
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000		297,183.34
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000		281,973.17
	New Development Share of Existing Facilities	Partially Completed	\$ 1,182,943	\$ 197,469	\$ 985,474
Total Project Costs =			\$ 20,393,443		\$ 20,541,436

Note: Open Projects are those that have not yet been undertaken

Attachment 4

Streets and Roads Fee Calculation November 3, 2004

Total Project Costs	\$20,541,436
Less Fund Balance	-\$209,356
Balance to Fund	\$20,750,792
Total RAE's Added	1,772
Proposed Fee Per RAE	\$11,707
Current Fee Per RAE	\$9,142
Percentage Increase	28%



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95203

RECEIVED

209.468.3913 • 209.468.1084 (fax)

www.sjco.org

March 11, 2004

MAR 17 2004



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Gloryanna Rhodes
CHAIR

Gary Giovannetti
VICE CHAIR

Julia E. Greene
EXECUTIVE DIRECTOR

Member Agencies

CITIES OF
ESCALON,
FATHROP,
LODI,
MANTENO,
REPORT,
STOCKTON,
TRACY

AND
THE COUNTY OF
SAN JOAQUIN

Mayor Larry Hansen
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

Dear Mayor Hansen:

The San Joaquin Council of Governments adopted the attached resolution at their February 26, 2004 meeting. The motion was adopted by the SJCOG Board as a proposal to each of the member jurisdictions requesting the adoption of a Regional Transportation Impact Fee and further proposing the Regional Transportation Impact fee be the same in each jurisdiction.

The Council of Governments Board of Directors also authorized SJCOG staff to be available, upon request, to assist each jurisdiction in the preparation and adoption of such a fee. Please contact Julia E. Greene, Executive Director of the San Joaquin Council of Governments if you have any questions regarding the Regional Transportation Impact fee or a request for staff assistance.

Sincerely yours,

GLORYANNA RHODES
Chair
San Joaquin Council of Governments

cc: Lodi City Council
Lodi City Manager

<input checked="" type="checkbox"/> CC	<input type="checkbox"/> HR
<input checked="" type="checkbox"/> CM	<input type="checkbox"/> IS
<input checked="" type="checkbox"/> CA	<input type="checkbox"/> LIB
<input type="checkbox"/> CD	<input type="checkbox"/> PR
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RESOLUTION SAN JOAQUIN COUNCIL OF GOVERNMENTS

R-04-23

RESOLUTION FOR THE ADOPTION OF A REGIONAL TRANSPORTATION IMPACT FEE (RTIF)

WHEREAS, the San Joaquin Council of Governments is a Joint Powers Authority comprised of the County of San Joaquin and the Cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon and Lathrop; and,

WHEREAS, the San Joaquin Council of Governments is the officially designated Metropolitan Planning Organization and Regional Transportation Planning Agency for San Joaquin County; and,

WHEREAS, the San Joaquin Council of Governments is responsible for the delivery and administration of Measure K, the ½ cent sales tax measure to fund critically needed transportation projects throughout the San Joaquin Region; and,

WHEREAS, the following language in the Measure K Ordinance identifies the intent to establish a Regional Transportation Impact Fee (RTIF); and,

SECTION 5. LOCAL AND REGIONAL TRAFFIC MITIGATION FEES. In order to receive funds from the Local Road and Street Maintenance and Improvement Fund, a city and the County of San Joaquin must have adopted a traffic fee program to assist in mitigating the impact of new development on the local transportation system. The Authority shall develop criteria for these traffic mitigation fees. Local traffic mitigation fees shall be in place in all communities for the fiscal year commencing with July 1, 1991. Should a jurisdiction not have a qualifying local traffic impact mitigation fee in place by the last day of the fiscal year, then all revenue apportioned to that community under the Local Street Repair Fund will be reapportioned for the following fiscal year among all the eligible jurisdictions based on the adopted formula.

It is the intent of this ordinance to have adopted in San Joaquin County by January 1, 1993, a Regional Traffic Mitigation Fee program to assess new development for its impacts that go beyond the local circulation system. Failure to achieve this date does not effect other provision of this ordinance.

WHEREAS, an interim RTIF of \$454 was adopted by some jurisdictions in 1994 with the understanding that a permanent fee would be established based on an AB 1600 study; and

WHEREAS, each local jurisdiction is urged to develop and adopt a Regional Transportation Impact Fee, and will have the latitude, at a minimum, to conduct the following:

- ✓ Calculate and establish the Regional Transportation Impact Fee program fee amount.
- ✓ Set the administrative parameters.
- ✓ Determine the regionally significant projects that are a part of the Regional Transportation Plan that will be recognized by the local Regional Transportation Impact Fee.

WHEREAS, the San Joaquin Council of Governments' staff and resources will be available to assist, upon request, every jurisdiction in establishing a Regional Transportation Impact Fee; and

NOW, THEREFORE, BE IT RESOLVED that each jurisdiction recognized under the San Joaquin Council of Governments as a Joint Powers Authority is urged to adopt a permanent Regional Transportation Impact Fee.

PASSED AND ADOPTED, this 26th day of February 2004, by the following vote of the San Joaquin Council of Governments Board of Directors.

AYES:

NOES:

ABSENT:



GLORYANNA RHODES
Chairwoman

Attachment 6
Regional Transportation Impact Fee Calculation
San Joaquin Regional Transportation Impact Fee Nexus Study
July 2003

No.	Project Name / Category	Cost Per DUE by Traffic District			
		North	Central	South	Tracy
	Mainline Highway Improvements				
(1)	I-5	\$189.30	\$539.47	\$478.62	\$613.53
(2)	SR-99	\$581.31	\$418.81	\$607.41	\$0.00
(3)	SR-4	\$21.82	\$56.27	\$2.59	\$0.00
(4)	SR-4	\$3.17	\$12.11	\$1.34	\$0.00
(5)	I-5 S/B	\$3.65	\$48.32	\$18.57	\$44.45
(6)	SR-99	\$92.16	\$66.40	\$96.30	\$0.00
(7)	SR-99	\$132.54	\$102.64	\$52.66	\$29.41
(8)	SR-99	\$52.81	\$52.92	\$118.49	\$3.89
(9)	SR-99	\$160.91	\$59.50	\$41.60	\$16.35
(10)	SR-99	\$113.70	\$31.47	\$29.11	\$10.51
(11)	SR-99	\$150.04	\$41.86	\$39.27	\$10.90
(12)	SR-12	\$0.00	\$38.72	\$19.10	\$8.35
(13)	SR-26	\$2.49	\$240.93	\$22.94	\$15.27
(14)	SR-26	\$0.00	\$0.00	\$0.00	\$0.00
(15)	SR-88	\$9.85	\$0.00	\$28.10	\$55.35
(16)	I-5	\$13.77	\$56.36	\$35.28	\$48.44
(17)	I-5	\$17.02	\$140.59	\$57.71	\$100.47
(18)	I-5	\$13.38	\$75.60	\$44.44	\$58.02
(19)	I-5	\$3.64	\$6.74	\$5.71	\$7.61
(20)	I-5	\$34.17	\$148.19	\$117.36	\$147.91
(21)	I-205	\$0.00	\$233.09	\$43.67	\$81.83
(22)	SR-120 Escalon Bypass	\$25.06	\$112.91	\$51.31	\$11.42
(23)	SR-120 Escalon Bypass	\$6.26	\$28.23	\$12.83	\$2.85
	Total	\$1,627.04	\$2,511.13	\$1,924.41	\$1,266.56

Attachment 7

Lower Sacramento Road (South of Harney Curve to Mettler Road) Streets and Roads Fee Calculation November 3, 2004

Total Project Costs	\$3,129,722
Less Fund Balance	\$0
Balance to Fund	\$3,129,722
Total RAE's Added	3,444
Proposed Fee Per RAE	\$909

ATTACHMENT 8
SUMMARY OF EXISTING DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 21, 2004)

Land Use Categories	Total Fees	<u>Water</u>		<u>Sewer</u>		<u>Storm Drainage</u>		<u>Streets & Roads</u>		<u>Police</u>		<u>Fire</u>		<u>Parks and Recreation</u>		<u>General City Facilities</u>	
		RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee
<u>RESIDENTIAL</u>																	
Low Density	\$57,266	1.00	\$4,257	1.00	\$544	1.00	\$12,252	1.00	\$9,142	1.00	\$1,673	1.00	\$1,635	1.00	\$21,003	1.00	\$6,760
Medium Density	\$85,447	1.96	\$8,344	1.96	\$1,066	1.00	\$12,252	1.96	\$17,918	1.77	\$2,961	1.96	\$3,205	1.43	\$30,034	1.43	\$9,667
High Density	\$149,587	3.49	\$14,857	3.49	\$1,899	1.00	\$12,252	3.05	\$27,883	4.72	\$7,897	4.32	\$7,063	2.80	\$58,808	2.80	\$18,928
<u>PLANNED RESIDENTIAL</u>																	
Low Density	\$57,266	1.00	\$4,257	1.00	\$544	1.00	\$12,252	1.00	\$9,142	1.00	\$1,673	1.00	\$1,635	1.00	\$21,003	1.00	\$6,760
Medium Density	\$85,447	1.96	\$8,344	1.96	\$1,066	1.00	\$12,252	1.96	\$17,918	1.77	\$2,961	1.96	\$3,205	1.43	\$30,034	1.43	\$9,667
High Density	\$149,587	3.49	\$14,857	3.49	\$1,899	1.00	\$12,252	3.05	\$27,883	4.72	\$7,897	4.32	\$7,063	2.80	\$58,808	2.80	\$18,928
<u>COMMERCIAL</u>																	
Retail Commercial	\$62,575	0.64	\$2,724	0.94	\$511	1.33	\$16,295	2.08	\$19,015	4.12	\$6,893	2.69	\$4,398	0.32	\$6,721	0.89	\$6,016
Office Commercial	\$81,355	0.64	\$2,724	0.94	\$511	1.33	\$16,295	3.27	\$29,894	3.72	\$6,224	2.46	\$4,022	0.54	\$11,342	1.53	\$10,343
<u>INDUSTRIAL</u>																	
Light Industrial	\$46,620	0.26	\$1,107	0.42	\$228	1.33	\$16,295	2.00	\$18,284	0.30	\$502	0.64	\$1,046	0.23	\$4,831	0.64	\$4,326
Heavy Industrial	\$43,774	0.26	\$1,107	0.42	\$228	1.33	\$16,295	1.27	\$11,610	0.19	\$318	0.61	\$997	0.33	\$6,931	0.93	\$6,287

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

ATTACHMENT 9
SUMMARY OF PROPOSED DEVELOPMENT IMPACT FEES
ALL SERVICES
(November 3, 2004)

Land Use Categories	Total Fees	<u>Water</u>		<u>Sewer</u>		<u>Storm Drainage</u>		<u>Streets & Roads</u>		<u>Police</u>		<u>Fire</u>		<u>Parks and Recreation</u>		<u>General City Facilities</u>	
		RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee
<u>RESIDENTIAL</u>																	
Low Density	\$76,329	1.00	\$4,257	1.00	\$544	1.00	\$16,218	1.00	\$20,751	1.00	\$1,673	1.00	\$1,635	1.00	\$24,491	1.00	\$6,760
Medium Density	\$117,155	1.96	\$8,344	1.96	\$1,066	1.00	\$16,218	1.96	\$40,672	1.77	\$2,961	1.96	\$3,205	1.43	\$35,022	1.43	\$9,667
High Density	\$198,728	3.49	\$14,857	3.49	\$1,899	1.00	\$16,218	3.05	\$63,291	4.72	\$7,897	4.32	\$7,063	2.80	\$68,575	2.80	\$18,928
<u>PLANNED RESIDENTIAL</u>																	
Low Density	\$76,329	1.00	\$4,257	1.00	\$544	1.00	\$16,218	1.00	\$20,751	1.00	\$1,673	1.00	\$1,635	1.00	\$24,491	1.00	\$6,760
Medium Density	\$117,155	1.96	\$8,344	1.96	\$1,066	1.00	\$16,218	1.96	\$40,672	1.77	\$2,961	1.96	\$3,205	1.43	\$35,022	1.43	\$9,667
High Density	\$198,728	3.49	\$14,857	3.49	\$1,899	1.00	\$16,218	3.05	\$63,291	4.72	\$7,897	4.32	\$7,063	2.80	\$68,575	2.80	\$18,928
<u>COMMERCIAL</u>																	
Retail Commercial	\$93,113	0.64	\$2,724	0.94	\$511	1.33	\$21,570	2.08	\$43,162	4.12	\$6,893	2.69	\$4,398	0.32	\$7,837	0.89	\$6,016
Office Commercial	\$126,476	0.64	\$2,724	0.94	\$511	1.33	\$21,570	3.27	\$67,856	3.72	\$6,224	2.46	\$4,022	0.54	\$13,225	1.53	\$10,343
<u>INDUSTRIAL</u>																	
Light Industrial	\$75,915	0.26	\$1,107	0.42	\$228	1.33	\$21,570	2.00	\$41,502	0.30	\$502	0.64	\$1,046	0.23	\$5,633	0.64	\$4,326
Heavy Industrial	\$64,943	0.26	\$1,107	0.42	\$228	1.33	\$21,570	1.27	\$26,354	0.19	\$318	0.61	\$997	0.33	\$8,082	0.93	\$6,287

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

(2) Includes Lower Sacramento Road and Regional Highway Fees



THOMAS R. FLINN
DIRECTOR

THOMAS M. GAU
DEPUTY DIRECTOR

MANUEL SOLORIO
DEPUTY DIRECTOR

STEVEN WINKLER
DEPUTY DIRECTOR

BENTON ANGOVE
BUSINESS ADMINISTRATOR



P. O. BOX 1810 - 1810 E. HAZELTON AVENUE
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OCT 19 2004



CITY OF LODI

October 15, 2004

PUBLIC WORKS DEPARTMENT

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City Council
City of Lodi
Post Office Box 3006
Lodi, California 95241-1910

SUBJECT: CITY OF LODI TRAFFIC IMPACT MITIGATION FEE

Gentlemen:

With this letter, I announce my support of the City of Lodi's proposed Traffic Impact Mitigation Fee Amendment. It is encouraging that the City of Lodi recognizes the importance of the Lower Sacramento Road Corridor. While the majority lies outside of Lodi City limits, the roadway operates as a significant County highway, serving the majority of the new traffic being generated by both the Cities of Lodi and Stockton. When partner jurisdictions assume their responsibility, important projects can be realized. The City of Lodi has taken the initiative here and set the standard for other agencies to follow.

The City's proposed adoption of a City of Lodi Regional Traffic Impact Mitigation Fee (RTIF) for Mainline Highway Improvements represents another critical step toward the success of the San Joaquin County region. The regional significance of arterial roadways and State facilities must be recognized by the development community. Development should pay its own way in San Joaquin County. I have and will continue to support the adoption of an RTIF; one that is consistent throughout San Joaquin County.

San Joaquin County has had its own Traffic Impact Mitigation Fee Program in place since 1990, and an adopted regional fee component as an interim RTIF since 1995. Over the course of the coming year, we anticipate update of our Traffic Impact Mitigation Fee Program. Together we can build a better community.

Should you have any questions, please contact Tom Gau, Deputy Director/Development, at 468-3101. Thank you.

Sincerely,

T. R. FLINN
Director of Public Works

TRF:AB:tee
TP-4J041-E1

c: Richard Prima, Public Works Director/City of Lodi
Tom Gau, Deputy Director/Development

RESOLUTION NO. 2004-238

A RESOLUTION OF THE LODI CITY
COUNCIL AMENDING IMPACT MITIGATION
FEES FOR STORM DRAINAGE, STREETS
AND ROADS, AND PARKS AND
RECREATION

=====

WHEREAS, at its meeting of September 15, 2004, the Lodi City Council set a public hearing for November 3, 2004, to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation; and

WHEREAS, Notice of Public Hearing was published in the Lodi News-Sentinel on September 18, 2004 and September 25, 2004; and

WHEREAS, staff recommends that the City Council consider amending the fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES - The City Council hereby amends the fees for Storm Drainage, Streets and Roads, and Parks and Recreation as shown on Attachment 1 and made a part of this Resolution.
2. All resolutions or portions of resolutions setting amounts for such above-mentioned Mitigation fees are repealed. All other provisions of Resolution 91-172, 93-26, and 2001-242 remain in effect.
3. The Development Impact Fees adopted in this Resolution shall take effect sixty (60) days after the adoption of this Resolution. However, projects which are already in progress (as defined below) shall be exempt from imposition of the increased fee amounts imposed by this Resolution.

As used in this Resolution, a project is "Already in Progress" if: a) the project is proceeding under a Fee Payment Agreement that was executed prior to the effective date of this Resolution or b) the project proponent filed a completed development application prior to November 3, 2004. A development application will be deemed complete for the purpose of this resolution upon:

- a) In the case of a discretionary permit, upon the satisfaction of the terms of the California Permit Streamlining Act; and
- b) In the case of ministerial applications, upon the filing of a fully executed application.

Projects already in progress shall pay the current fee amounts subject to the scheduled January 1, 2005, Engineering News Record Construction Cost Index Adjustment. The exemption from the increased fee amounts imposed by this Resolution shall only apply to the extent fees are actually paid by December 31, 2005.

Dated: November 3, 2004

I hereby certify that Resolution No. 2004-238 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 3, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Beckman

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

Attachment 1

Summary of Amended Fees (Per Residential Acre) November 3, 2004

Impact Fee Category	Existing	Proposed	Percent Change
Storm Drainage	\$12,252	\$16,218	
Parks and Recreation	\$21,003	\$24,491	
Streets and Roads	\$9,142	\$11,707	
All Other IMF Fees	\$14,869	\$14,869	
Subtotal	\$57,266	\$67,286	17%
Cost Per Unit (5 units/acre)	\$11,453	\$13,457	
Lower Sacramento Road	\$0	\$909	
Subtotal (with above)	\$57,266	\$68,194	19%
Cost Per Unit (5 units/acre)	\$11,453	\$13,639	
Regional Traffic Impact Fee	\$0	\$0	
Subtotal (with above)	\$57,266	\$68,194	19%
Cost Per Unit (5 units/acre)	\$11,453	\$13,639	

PROOF OF PUBLICATION

(2015.5 C.C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dates to-wit:

September 18th, 25th

all in the year 2004.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 25th day of September, 2004



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Notice of Public Hearing
City of Lodi, Wednesday, November 3rd, 2004

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 3, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

Information regarding this item may be obtained in the office of the Public Works Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:
Susan J. Blackston, City Clerk
DATED: September 16, 2004
September 18, 25, 2004

— 7112

7112



DECLARATION OF POSTING

SET PUBLIC HEARING FOR NOVEMBER 3, 2004 TO CONSIDER RESOLUTION ADOPTING AMENDED IMPACT MITIGATION FEES FOR STORM DRAINAGE, STREETS AND ROADS, AND PARKS AND RECREATION

On Thursday, September 16, 2004, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation, (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 16, 2004, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor, CMC
Deputy City Clerk

A handwritten signature in cursive script, reading "Kari J. Chadwick", is written over a horizontal line.

Kari J. Chadwick
Administrative Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 3, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 3, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

Information regarding this item may be obtained in the office of the Public Works Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in cursive script, appearing to read "Susan J. Blackston".

Susan J. Blackston
City Clerk

Dated: September 16, 2004

Approved as to form:

A handwritten signature in cursive script, appearing to read "D. Stephen Schwabauer".

D. Stephen Schwabauer
City Attorney



DECLARATION OF MAILING

SET PUBLIC HEARING FOR NOVEMBER 3, 2004 TO CONSIDER RESOLUTION ADOPTING AMENDED IMPACT MITIGATION FEES FOR STORM DRAINAGE, STREETS AND ROADS, AND PARKS AND RECREATION

On September 16, 2004, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a notice to set public hearing for November 3, 2004 to consider resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 16, 2004, at Lodi, California.

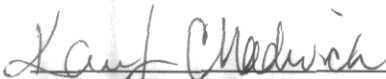
ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK



KARI J. CHADWICK
ADMINISTRATIVE CLERK

A FRED BAKER
PO BOX 1510
LODI CA 95241-1510
|||

EDWARD BARKETT
ATLAS PROPERTIES INC
2800 W MARCH LN STE 250
STOCKTON CA 95219-8218
|||

DELMAR BATCH
11174 N DAVIS RD
LODI CA 95242
|||

DENNIS BENNETT
BENNETT DEVELOPMENT
777 S HAM LN
LODI CA 95242
|||

BROWMAN DEVELOPMENT
100 SWAN WY STE 206
OAKLAND CA 94621
|||

STEVE SINNOCK
KJELDSSEN SINNOCK & NEUDECK
PO BOX 844
STOCKTON CA 95201-0844
|||

CECIL DILLON
DILLON & MURPHY ENGINEERING
PO BOX 2180
LODI CA 95241-2180
|||

DALE GILLESPIE
GEWEKE PROPERTIES
PO BOX 1210
LODI CA 95241
|||

LOWELL FLEMMER
KATZAKIAN WILLIAMS SHERMAN
777 S HAM LN STE A
LODI CA 95242
|||

JOHN GIANNONI
GIANNONI DEVELOPMENT
1500 W EL CAMINO AVE STE 192
SACRAMENTO CA 95833
|||

MARK CHANDLER EXEC DIR
LODI WOODBRIDGE GRAPE COMM
2575 W TURNER RD
LODI CA 95242
|||

JEFFREY KIRST
TOKAY DEVELOPMENT INC
PO BOX 1259
WOODBIDGE CA 95258
|||

MAMIE STARR
LUSD
1305 E VINE ST
LODI CA 95240
|||

TERRY PIAZZA & STEVE PECHIN
323 W ELM ST
LODI CA 95240
|||

DARRELL SASAKI
DRS REAL ESTATE APPRAISALS
1806 W KETTLEMAN LN STE 1
LODI CA 95242
|||

RON THOMAS
R THOMAS DEVELOPMENT INC
PO BOX 1598
LODI CA 95241-1598
|||

LEX CORALES
SIEGFRIED & ASSOCIATES
4045 CORONADO AVE
STOCKTON CA 95204
|||

WENTLAND SNIDER MCINTOSH
301 S HAM LN STE A
LODI CA 95242
|||

LWM SOUTHWEST INC
PO BOX 414
PACIFIC PALISADES CA 90272
|||

TOM DOUCETTE
FRONTIERS
2375 W MARCH LN
STOCKTON CA 95207
|||

RUSS MUNSON
WINE & ROSES
2505 W TURNER RD
LODI CA 95242
|||

KEN SHARRAR
BIA OF THE DELTA
1150 W ROBINHOOD DR STE 4C
STOCKTON CA 95207
|||

MICHAEL E LOCKE CEO
SAN JOAQUIN PARTNERSHIP
2800 W MARCH LN STE 470
STOCKTON CA 95219
|||

CHUCK EASTERLING
HESSELTINE REALTY
222 W LOCKEFORD ST STE 3
LODI CA 95240
|||

PAT PATRICK
LODI CHAMBER OF COMMERCE
35 S SCHOOL ST
LODI CA 95240
|||

DR CHRIS KESZLER
816 W LODI AVE
LODI CA 95240
|||

NOTICE OF PUBLIC HEARING
LODI CITY COUNCIL
221 W. PINE STREET, LODI, 95240 --TELEPHONE 333-6702

DATE: Wednesday, November 3, 2004

TIME: 7:00 p.m., or as soon thereafter as the matter can be heard

PLACE: Carnegie Forum, 305 West Pine Street, Lodi

SUBJECT: To consider resolution adopting amended impact mitigation fees for storm drainage, streets and roads, and parks and recreation

(SEE ATTACHMENTS)

INFORMATION REGARDING THIS MATTER MAY BE OBTAINED IN THE OFFICE OF PUBLIC WORKS, 221 W. PINE ST., LODI.

WRITTEN STATEMENTS MAY BE FILED WITH THE CITY CLERK, 221 W. PINE ST., 2ND FLOOR, LODI, AT ANY TIME PRIOR TO THE HEARING SCHEDULED HEREIN, AND ORAL STATEMENTS MAY BE MADE AT SAID HEARING.

ALL PROCEEDINGS BEFORE THE CITY COUNCIL ARE CONDUCTED IN ENGLISH. THE CITY OF LODI DOES NOT FURNISH INTERPRETERS, AND, IF ONE IS NEEDED, IT SHALL BE THE RESPONSIBILITY OF THE PERSON NEEDING ONE.

ANYONE WISHING TO BE HEARD ON THE ISSUE MAY APPEAR BEFORE THE CITY COUNCIL AT THE TIME OF THE PUBLIC HEARING. IT DESERVES TO BE NOTED THAT THE LEGAL REQUIREMENT OF PUBLIC NOTICE DOES NOT GUARANTEE NOTICE TO ALL PERSONS RESIDING IN OR OTHERWISE USING PROPERTY IN THE GENERAL VICINITY OF THE PROPERTY IN QUESTION. ACCORDINGLY, EACH RESIDENT OF THIS NOTICE IS RESPECTFULLY REQUESTED TO BRING THIS NOTICE PROMPTLY TO THE ATTENTION OF ANY OTHER PERSON OR PERSONS WHOM THE RECIPIENT FEELS MAY BE INTERESTED IN OR AFFECTED BY THIS PROPOSAL IN ORDER THAT ALL PERSONS MAY BE GIVEN AN OPPORTUNITY TO BE HEARD ON THE ISSUE.

IF YOU CHALLENGE THE PROPOSED ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK/CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

Date Mailed: September 17, 2004


SUSAN J. BLACKSTON
CITY CLERK OF THE CITY OF LODI



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Set Public Hearing for **November 3, 2004**, to Consider Resolution Adopting Amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation

MEETING DATE: September 15, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for **November 3, 2004**, to consider a resolution adopting amended Impact Mitigation Fees for Storm Drainage, Streets and Roads, and Parks and Recreation.

BACKGROUND INFORMATION: City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study", prepared by Harris & Associates, was benchmarked to June 30, 1999, for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001, using the ENR Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002; January 1, 2003; and January 1, 2004.

Staff is requesting City Council approval of amended fees for Storm Drainage, Streets and Roads, and Parks and Recreation. A summary of the existing and proposed fees per Residential Acre Equivalent is provided in Attachment 1. The amendments adjust for increased raw land costs, added regional transportation projects and recalculation of the impact fees based upon project costs and remaining vacant land for development. **A public meeting to review and discuss the proposals has been set for October 12, 2004, at 2:00 p.m. at the Carnegie Forum.**

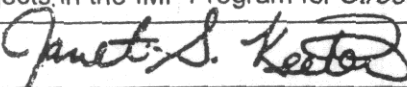
In the report "Development Impact Fee Update Study", a land cost basis of \$120,000 (1999 dollars) per acre was used to determine project costs involving the purchase of land. Land prices for one completed land purchase (DeBenedetti Park) and one pending land purchase (Century Meadows Park) are very close to the assumed cost basis given the annual ENR based indexing of the fee.

Recent reported significant increases in raw land costs to \$300,000 per acre will alter the future ability of the Impact Mitigation Fee program to purchase storm drain basin and park land for the remainder of the program. Storm drain and park sites west of Lower Sacramento Road are the only sites affected by the increased land cost. Exhibits G, Storm Drain Projects, and O, Parks Projects, from the "1999 Development Impact Fee Update Study" are attached. Project costs in the exhibits have been updated to June 30, 2004, incorporating 1) the higher land cost basis, 2) reducing project costs by prior project expenditures, and 3) applying ENR indexing factors to June 30, 2004. Two projects (future F-Basin/Park and future I-Basin/Park) are affected by the land cost basis increase, and they are presented in **bold**. The Total Project Costs identified in each exhibit represent the total cost of remaining projects currently in the IMF program.

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachments 2 and 3 for Storm Drainage and Parks and Recreation, respectively. The Total RAE's Added represent the development served by the remaining projects. The resultant fees are \$17,264 per Residential Acre Equivalent (RAE) for Storm Drainage and \$27,295 per RAE for Parks and Recreation. The proposed fees represent an increase of 49% and 37%, respectively.

Exhibit I, Streets/Roads/Traffic Projects, from the Development Impact Fee Update Study is attached and has been updated to June 30, 2004, incorporating 1) reductions in project costs resulting from prior project expenditures and 2) applying ENR indexing factors to adjust project costs to June 30, 2004. The Total Project Costs identified in Exhibit I represent the total cost of remaining projects in the IMF Program for Streets and Roads.

APPROVED:


Janet S. Keeter, Interim City Manager

Calculations to determine the fees required to fund the Project Costs (June 30, 2004) are presented in Attachment 4. The Total RAE's Added represent the development served by the remaining projects. The amended Streets and Road Fee is \$11,281, an increase of 39% above the existing fee.

Two additional amendments to the Streets and Roads portion of the IMF Program are recommended. The first adds the project "Lower Sacramento Road – Eight Mile Road to the Harney Curve" to the IMF Program. The Lower Sacramento Road Special Purpose Plan reported that the majority of new trips on this County highway are generated by the Cities of Lodi and Stockton with less than 2 percent of new trips coming from County development. Although this County highway is part of the Measure K Program, only \$11.5 million is programmed to construct the \$20 million project. Recognizing the importance of this County highway to the City of Lodi and working with County Public Works, a project cost sharing plan was developed that assigns approximately \$4.2 million in project costs to the City of Lodi. The cost share is based upon the percentage of new trips added by development within the Lodi General Plan. Approximately 50 percent of the new trips and, therefore, improvement costs are attributed to development in Lodi. Attachment 5 presents the new component of the Streets and Roads fee for the Lodi share of the financing for Lower Sacramento Road – Eight Mile Road to the Harney Curve. The calculation of the Total RAE's differs from the current IMF Program in that it includes the Planned Residential Reserve land south of Harney Lane. A nexus exists because the Lower Sacramento Special Purpose Plan assumed development in this area as part of the traffic model and determination of improvements required on this segment of Lower Sacramento Road. The Streets and Roads Fee increases \$798 by amending the Project List to include Lower Sacramento Road – Eight Mile Road to the Harney Curve.

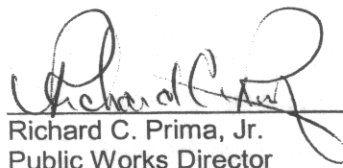
The second amendment to the Streets and Roads program adds a Regional Traffic Impact Fee (RTIF) for Mainline Highway Improvements within the County in the amount of \$8,135 per RAE. The San Joaquin Council of Governments adopted a resolution at the February 26, 2004, meeting requesting each member jurisdiction to adopt a Regional Transportation Impact Fee (see Attachment 6). The Draft San Joaquin Regional Transportation Impact Fee Technical Report, July 2003 (Report) specified projects by category (Mainline Highway Improvements, Interchange Improvements, and Regional Street Improvements) and determined the cost share based upon the demand presented by new development in four quadrants of the County (North, Central, South, and Tracy).

The Report determined that the fair share of project costs for Mainline Highway Improvements for the North Area (Lodi and north County) is \$1,627 per single family residential unit. The project listing and fair share cost distribution from the report is presented in Attachment 7. Converting this fee to Lodi's RAE based fee structure, assuming a residential density of 5 single family units per acre, yields an equivalent Lodi fee of \$8,135 per RAE. Staff recommends inclusion of the Mainline Highway Projects in the Streets and Roads Fee Program, and staff recommends against inclusion of the Interchange Improvements and Regional Streets components of the Report in the fee program, at this time. It is anticipated that these project costs will be incorporated in the Reauthorization of the Measure K program or through impact fee amendments similar to the Lower Sacramento Road amendment recommended above.

The Summary of Existing 2004 Development Impact Fees for All Services is provided in Attachment 8. A Summary of Amended 2004 Development Impact Fees for All Services is provided in Attachment 9. The percentage increase in the total fee for all services is 47 percent.

SJCOG staff recommended a County-wide RTIF of \$1,500 per single family unit for the package of mainline, interchange and regional streets improvements. Additional discussion will be presented to Council regarding the options for setting the RTIF.

FUNDING: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer
RCP/FWS/pmf
Attachments

cc: Andy Chesley, San Joaquin Council of Governments
Jim Giottonini, City of Stockton Public Works Director
Civil Engineers Distribution List

Tom Flinn, San Joaquin County Public Works Director
Development Community Distribution List
Building Industry Association of the Delta

Attachment 1

Summary of Amended Fees
September 15, 2004

Impact Fee Category	Existing	Proposed
Storm Drainage	\$11,601	\$17,264
Parks and Recreation	\$19,886	\$27,295
Streets and Roads	\$8,101	\$11,281
Lower Sacramento Road	\$0	\$798
Regional Traffic Impact Fee	\$0	\$8,135
Total	\$39,588	\$64,773
Percentage Change		64%

EXHIBIT "G" (PAGE 1 OF 1)

Storm Drain Projects

City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Project Cost June</u>		<u>Project Expenditures</u>		<u>Adjusted Project</u>
			<u>30, 1999</u>		<u>to June 30, 2004</u>		<u>Cost as of June 30, 2004</u>
MSDI 001	C-Basin (Pixley Park) (S-4) [1]	Partially Completed	\$ 824,800	\$	-	\$	965,027
MSDI 003	Turner Road/Guild Avenue Storm Drain	Open	\$ 400,000	\$	226,695	\$	241,310
MSDI 004	Pine Street Storm Drain	Open	\$ 72,200	\$	-	\$	84,475
MSDI 005	Thurman Street Storm Drain	Partially Completed	\$ 57,200	\$	16,000	\$	50,925
MSDI 007	C-Basin Storm Drain	Open	\$ 279,500	\$	-	\$	327,019
MSDI 008	Evergreen Drive Storm Drain	Completed	\$ -	\$	-	\$	-
MSDI 009	Evergreen Drive Storm Drain	Completed	\$ -	\$	-	\$	-
MSDI 010	E-Basin Expansion	Completed	\$ -	\$	-	\$	-
MSDI 011	F-Basin (Cochran Park) (N-9) [1]	Open	\$ 4,452,700	\$	44,809	\$	5,164,909
MSDI 012	F-Basin North/South Storm Drain	Open	\$ 507,000	\$	12,344	\$	551,765
MSDI 013	Tienda Drive Storm Drain	Partially Completed	\$ 135,900	\$	80,000	\$	79,005
MSDI 014	Tienda Drive Storm Drain	Partially Completed	\$ 157,300	\$	26,653	\$	157,390
MSDI 015	G-Basin Southeast Area Storm Drain	Open	\$ 338,900	\$	280,021	\$	116,496
MSDI 016	Orchis Drive Storm Drain	Open	\$ 83,000	\$	-	\$	97,111
MSDI 017	G-Basin (DeBenedetti Park) (C-3) [1]	Open	\$ 4,720,000	\$	2,072,222	\$	3,450,240
MSDI 018	Master Storm Drain System Engineering	Open	\$ 65,000	\$	-	\$	76,051
MSDI 019	Lodi Avenue Storm Drain	Completed	\$ -	\$	-	\$	-
MSDI 020	I-Basin (N-19) [1]	Open	\$ 4,577,800	\$	-	\$	9,199,795
MSDI 021	Storm Drain Basin I - Inflow	Open	\$ 344,200	\$	-	\$	402,719
MSDI 022	Storm Drain Basin I - Outflow	Open	\$ 359,100	\$	-	\$	420,152
MSDI 023	E-Basin (Peterson park) (N-4) Land Acquisition	Partially Completed	\$ 173,400	\$	16,847	\$	202,880
MSDI 024	G-Basin (DeBenedetti Park) (C-3) Land Acquisition	Underway	\$ 100,700	\$	-	\$	117,820
MSDI 025	Storm Drain Stockton St east to Culbertson	Open	\$ 67,400	\$	-	\$	78,859
Total Project Costs = \$			17,716,100	\$		\$	21,783,947

Note: Open Projects are those that have not yet been started

[1] See Parks Projects for additional funding.

EXHIBIT "O" (PAGE 1 OF 2)

Parks Projects

City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project Expenditures to June 30, 2004</u>	<u>Adjusted Project Cost as of June 30, 2004</u>
MPR 001	Parks and Recreation Master Plan	Completed			
MPR 002	Administration Building and Corporation Yard	Open	\$ 1,673,500	\$ -	1,958,017.03
MPR 003	Underground tank replacement	Not in Program	\$ -	\$ -	-
MPR 004	Lodi Lake Central Park Improvements	Completed	\$ -	\$ -	-
MPR 005	Lodi Lake Peninsula Improvements	Not in Program	\$ -	\$ -	-
MPR 006	Lodi Lake - 13 acre expansion	Open	\$ 2,358,000	\$ 370,628	2,325,251.41
MPR 007	Lodi Lake Silt Removal	Completed	\$ -	\$ -	-
MPR 008	Lodi Lake Turner Road Retaining Wall	Not in Program	\$ -	\$ -	-
MPR 009	Lodi Lake Utility Extension (Water)	Not in Program	\$ -	\$ -	-
MPR 010	Softball Complex Concession	Not in Program	\$ -	\$ -	-
MPR 011	Softball Complex replacement of concession stand	Not in Program	\$ -	\$ -	-
MPR 012	Softball Complex shade structure	Not in Program	\$ -	\$ -	-
MPR 013	Softball Complex paving	Not in Program	\$ -	\$ -	-
MPR 014	Softball Complex upgrade sports lighting	Not in Program	\$ -	\$ -	-
MPR 015	Stadium - Electrical & Sports Lighting	Not in Program	\$ -	\$ -	-
MPR 016	Stadium - Press Box	Not in Program	\$ -	\$ -	-
MPR 017	Stadium - Parking Lot Landscape & Lighting	Not in Program	\$ -	\$ -	-
MPR 018	Stadium - Returf & Drainage Improvements	Not in Program	\$ -	\$ -	-
MPR 019	Stadium - Additional Seating	Not in Program	\$ -	\$ -	-
MPR 020	Kofu Park - Enlarge Bleacher Area	Not in Program	\$ -	\$ -	-
MPR 021	Kofu Park - New Playground Equipment	Not in Program	\$ -	\$ -	-
MPR 022	Kofu Park - Permanent Backstop in Small Diamond	Not in Program	\$ -	\$ -	-
MPR 023	Kofu Park - Group Picnic Facilities	Not in Program	\$ -	\$ -	-
MPR 024	Kofu Park - Entrance Improvements	Not in Program	\$ -	\$ -	-
MPR 025	Armory Park - Parking Lot	Not in Program	\$ -	\$ -	-
MPR 026	Armory Park - Press Box and Bleacher Wall	Not in Program	\$ -	\$ -	-
MPR 027	Armory Park - Upgrade Electrical	Not in Program	\$ -	\$ -	-
MPR 028	Zupo Field Upgrading	Not in Program	\$ -	\$ -	-
MPR 029	Zupo Field - Upgrad Electrical and Sports Lighting	Not in Program	\$ -	\$ -	-
MPR 030	No Project - Not in Original Nolte Report	Not in Program	\$ -	\$ -	-
MPR 031	Hale Park - General Improvements	Not in Program	\$ -	\$ -	-
MPR 032	No Project - Not in Original Nolte Report	Not in Program	\$ -	\$ -	-
MPR 033	Community Buildings - Hutchins Square [1]	Partially Comple	\$ 1,100,000	\$ -	1,287,014.48

EXHIBIT "O" (PAGE 2 OF 2)

Parks Projects City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project</u>	<u>Adjusted Project</u>
				<u>Expenditures to June 30, 2004</u>	<u>Cost as of June 30, 2004</u>
MPR 034	Blakely Park - Upgrade Lighting	Not in Program	\$ -	\$ -	-
MPR 035	Salas Park - Protective Shade Structures	Not in Program	\$ -	\$ -	-
MPR 036	Salas Park - Fence Diamond Area	Not in Program	\$ -	\$ -	-
MPR 037	Emerson Park - Restroom Replacement	Not in Program	\$ -	\$ -	-
MPR 038	Pixley Park (C-Basin) (S-4) - Gen Improvements[1]	Open	\$ 5,105,000	\$ -	5,972,917.22
MPR 039	Peterson Park (E-Basin) (N-4) [1]	Completed	\$ -	\$ -	-
MPR 040	Katzakian Park (N-20)	Open	\$ 1,881,000	\$ 1,036,620	987,935.72
MPR 041	Cochran Park - (F-Basin) (N-9) [1]	Open	\$ 2,050,000	\$ 16,938	3,321,017.12
MPR 042	Southwest Park - (I-Basin) (N-19) [1]	Open	\$ 691,400	\$ -	3,704,347.93
MPR 043	Area #6 - Park (now Cochran Park)	Incl in MPR041	\$ -	\$ -	-
MPR 044	Area #5 - Park (now DeBenedetti Park)	Incl in MPR052	\$ -	\$ -	-
MPR 045	Area #7 - Park (now Eastside Park)	Incl in MPR046	\$ -	\$ -	-
MPR 046	Eastside Park (N-18)	Open	\$ 2,088,000	\$ 72,718	2,357,906.47
MPR 046A	Eastside Park -Softball Complex	Completed	\$ -	\$ -	-
MPR 047	F-Basin Park	Incl in MPR041	\$ -	\$ -	-
MPR 048	I-Basin Park	Incl in MPR042	\$ -	\$ -	-
MPR 049	Not Used	Not Used	\$ -	\$ -	-
MPR 050	Not Used	Not Used	\$ -	\$ -	-
MPR 051	Not Used	Not Used	\$ -	\$ -	-
MPR 052	DeBenedetti Park (G-Basin) (C-3) [2]	Open	\$ 2,646,000	\$ 1,039,860	1,879,204.95
MPR 053	Hutchins Square - Catering Kitchen	Incl in MPR033	\$ -	\$ -	-
MPR 054	Hutchins Square - Multi-purpose	Incl in MPR033	\$ -	\$ -	-
MPR 055	Hutchins Square - Child care	Incl in MPR033	\$ -	\$ -	-
MPR 056	Hutchins Square - Connectors	Incl in MPR033	\$ -	\$ -	-
MPR 057	Hutchins Square - Auditorium	Incl in MPR033	\$ -	\$ -	-
MPR058	Roget Park (N-13)	Open	\$ 1,087,000	\$ 114,919	1,137,347.57
MPR059	Century Meadows Park (N-15)	Open	\$ 1,034,500	\$ 500	1,209,793.61
MPR060	Future Community Buildings	Open	\$ 6,362,000	\$ 345,107	7,039,844.03
MPR061	Arnaiz Property (OS-3)	Open	\$ 17,000	\$ -	19,890.22
MPR062	Future Community Pools	Open	\$ 1,908,000	\$ 118,569	2,093,657.83
Total Project Costs =			\$ 30,001,400	\$	35,294,146

Note: Open Projects are those that have not yet been started

[1] Park Program share of Hutchins Square project originally totalled \$2,100,000

Attachment 2

Storm Drainage Fee Calculation
September 15, 2004

Total Project Costs	\$21,783,947
Less Fund Balance	\$1,823,313
Storm Drainage Fees Required	\$19,960,634
Total RAE's Added	1,156
Proposed Fee	\$17,264
Current Fee	\$11,601
Percentage Increase	49%

Attachment 3

Parks and Recreation Fee Calculation September 15, 2004

Total Project Costs	\$35,294,146
Less Fund Balance	\$1,565,945
Balance to Fund	\$33,728,201
Total RAE's Added	1,236
Proposed Fee Per RAE	\$27,295
Current Fee Per RAE	\$19,886
Percentage Increase	37%

EXHIBIT "I" (PAGE 1 OF 2)
(Revised July 21, 2004)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99
 ENR 6-04

6076
 7109

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project</u>	<u>Adjusted Project</u>
				<u>Expenditures to June</u>	<u>Cost as of June</u>
				<u>30, 2004</u>	<u>30, 2004</u>
MTSI 001	Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln.	Open	\$ 55,000	\$ 69,400	-
MTSI 002	Kettleman Lane Restriping - Ham Ln. to Stockton St.	Open	\$ 55,000	\$ 70,000	-
MTSI 003	Kettleman Lane Restriping - Stockton St. to Cherokee Ln.	Open	\$ 29,000	\$ 62,401	-
MTSI 004	Kettleman Lane / State Rte. 99 Interchange	Open	\$ 4,921,000	\$ -	5,757,634.79
MTSI 005	Kettleman Lane Widening - Phase 2	Open	\$ 771,000	\$ -	902,080.15
MTSI 006	Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave.	Open	\$ 361,000	\$ 377,595	-
MTSI 007	Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd.	Open	\$ 253,000	\$ 70,303	213,757.90
MTSI 008	Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln.	Open	\$ 288,000	\$ 271,066	19,813.00
MTSI 009	Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr.	Open	\$ 299,000	\$ 218,825	93,805.81
MTSI 010	Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd.	Open	\$ 247,000	\$ 90,000	183,692.07
MTSI 011	Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct.	Open	\$ 381,000	\$ 90,000	340,473.83
MTSI 012	Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane	Open	\$ 165,000	\$ 57,079	126,268.99
MTSI 013	Harney Lane Widening from Lower Sacramento Road to Mills	Open	\$ 457,000	\$ -	534,696.02
MTSI 014	Harney Lane Widening from WID Crossing to Lower Sacramento Road	Open	\$ 292,000	\$ 88,138	238,521.22
MTSI 015	Harney Lane Widening from WID Crossing to Hutchins Street	Open	\$ 149,000	\$ -	174,331.96
MTSI 016	Harney Lane Widening from Hutchins St. to Stockton St.	Open	\$ 215,000	\$ -	251,552.83
MTSI 017	Harney Lane Widening from Stockton St. to Cherokee Lane	Open	\$ 248,000	\$ 18,641	268,353.05
MTSI 018	Harney Lane Widening from Lower Sacramento Rd. to west City boundary	Open	\$ 303,000	\$ -	354,513.99
MTSI 019	Project Study Report	Completed	\$ -	\$ -	-
MTSI 020	SR 99 at Turner Road - Interchange Improvements	Open	\$ 1,907,000	\$ -	2,231,215.11
MTSI 021	Lodi Avenue Restriping	Open	\$ 31,000	\$ -	36,270.41
MTSI 022	Lodi Avenue Construction	Completed	\$ -	\$ -	-
MTSI 023	Turner Road Restriping	Not In Program	\$ -	\$ -	-
MTSI 024	Turner Road Construction	Open	\$ 34,000	\$ -	39,780.45
MTSI 025	Century Boulevard Widening	Open	\$ 113,000	\$ 250	131,918.98
MTSI 026	Century Boulevard Construction	Completed	\$ -	\$ -	-
MTSI 027	Stockton Street Widening	Partially Completed	\$ 73,000	\$ -	85,410.96
MTSI 028	Guild Avenue Construction	Partially Completed	\$ 487,000	\$ 469,876	20,035.31
MTSI 029	Turner Road Widening	Completed	\$ -	\$ -	-
MTSI 030	Lodi Avenue Widening	Partially Completed	\$ 131,000	\$ -	153,271.72
MTSI 031	Kettleman Lane Widening	Open	\$ 153,000	\$ -	179,012.01
MTSI 032	Lockeford Street Widening	Open	\$ 1,645,000	\$ 176,793	1,717,821.52
MTSI 033	Victor Road - SR 99 to CCT Railroad Co.	Open	\$ 444,000		519,485.85
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -		-
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000		30,420.34
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000		30,420.34
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000		376,744.24
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000		189,542.13
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000		336,963.79
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000		54,990.62
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000		143,911.62

EXHIBIT "I" (PAGE 2 OF 2)
(Revised July 21, 2004)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

ENR 6-99 6076
ENR 6-04 7109

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>	<u>Project</u>	<u>Adjusted Project</u>
				<u>Expenditures to June</u>	<u>Cost as of June</u>
				<u>30, 2004</u>	<u>30, 2004</u>
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -		-
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500		56,745.64
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000	\$ 3,456	68,497.25
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -		-
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -		-
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -		-
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -		-
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000		145,081.63
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000		136,891.54
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000		136,891.54
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500	\$ 197,990	-
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000		74,880.84
MTS 015	Traffic Signal @ Lockeford Street & Stockton Street	Open	\$ 58,500		68,445.77
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -		-
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500		68,445.77
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -		-
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500		68,445.77
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -		-
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500		68,445.77
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500		80,145.90
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000	\$ 84,413	-
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500		80,145.90
MTS 025	Traffic Signal @ Lower Sacramnto Rd & Tokay	Open	\$ 162,000		189,542.13
MTS 026	Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane	Open	\$ 259,000		303,033.41
[1] Funding shared equally by Water, Sewer and Streets programs.					
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000	\$ 363,825	-
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500		114,076.28
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -	\$ 7,540	-
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000		327,603.69
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000	\$ 5,264	127,222.55
MRRX 004	RR Crossing - Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000		266,763.00
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000		290,163.27
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000		296,013.33
MRRX 007	RR Crossing - Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000		272,613.07
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -		-
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000		297,183.34
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000		281,973.17
New Development Share of Existing Facilities		Partially Completed	\$ 1,182,943	\$ 197,469	\$ 985,474
		Total Project Costs =	\$ 20,393,443		\$ 20,541,436

Note: Open Projects are those that have not yet been undertaken

Attachment 4

Streets and Roads Fee Calculation September 15, 2004

Total Project Costs	\$20,541,436
Less Fund Balance	\$546,867
Balance to Fund	\$19,994,569
Total RAE's Added	1,772
Proposed Fee Per RAE	\$11,281
Current Fee Per RAE	\$8,101
Percentage Increase	39%

Attachment 5

Lower Sacramento Road (Harney Curve to Eight Mile Road) Streets and Roads Fee Calculation September 15, 2004

Total Project Costs	\$3,659,905
Less Fund Balance	\$0
Balance to Fund	\$3,659,905
Total RAE's Added	4,586
Proposed Fee Per RAE	\$798

Attachment 6

SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202

RECEIVED

209.468.3913 • 209.468.1084 (fax)

www.sjco.org

March 11, 2004

MAR 17 2004



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Mayor Larry Hansen
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

Dear Mayor Hansen:

The San Joaquin Council of Governments adopted the attached resolution at their February 26, 2004 meeting. The motion was adopted by the SJCOG Board as a proposal to each of the member jurisdictions requesting the adoption of a Regional Transportation Impact Fee and further proposing the Regional Transportation Impact fee be the same in each jurisdiction.

The Council of Governments Board of Directors also authorized SJCOG staff to be available, upon request, to assist each jurisdiction in the preparation and adoption of such a fee. Please contact Julia E. Greene, Executive Director of the San Joaquin Council of Governments if you have any questions regarding the Regional Transportation Impact fee or a request for staff assistance.

Sincerely yours,

GLORYANNA RHODES
Chair
San Joaquin Council of Governments

cc: Lodi City Council
Lodi City Manager

<input checked="" type="checkbox"/> CC	<input type="checkbox"/> HR
<input checked="" type="checkbox"/> CM	<input type="checkbox"/> IS
<input checked="" type="checkbox"/> CA	<input type="checkbox"/> LIB
<input type="checkbox"/> CD	<input type="checkbox"/> PR
<input type="checkbox"/> EUD	<input type="checkbox"/> PD
<input type="checkbox"/> FIN	<input checked="" type="checkbox"/> PW
<input type="checkbox"/> FD	<input type="checkbox"/> COM



Gloryanna Rhodes
CHAIR

Gary Giovannetti
VICE CHAIR

Julia E. Greene
EXECUTIVE DIRECTOR

Member Agencies

CLATSOP
ESCALON
LAHORE
LODI
MANTONA
RIPON
STOCKTON
TRACY
AND
THE COUNTY OF
SAN JOAQUIN



RESOLUTION
SAN JOAQUIN COUNCIL OF GOVERNMENTS

R-04-23

**RESOLUTION FOR THE ADOPTION OF A REGIONAL TRANSPORTATION
IMPACT FEE (RTIF)**

WHEREAS, the San Joaquin Council of Governments is a Joint Powers Authority comprised of the County of San Joaquin and the Cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon and Lathrop; and,

WHEREAS, the San Joaquin Council of Governments is the officially designated Metropolitan Planning Organization and Regional Transportation Planning Agency for San Joaquin County; and,

WHEREAS, the San Joaquin Council of Governments is responsible for the delivery and administration of Measure K, the ½ cent sales tax measure to fund critically needed transportation projects throughout the San Joaquin Region; and,

WHEREAS, the following language in the Measure K Ordinance identifies the intent to establish a Regional Transportation Impact Fee (RTIF); and,

SECTION 5. LOCAL AND REGIONAL TRAFFIC MITIGATION FEES. In order to receive funds from the Local Road and Street Maintenance and Improvement Fund, a city and the County of San Joaquin must have adopted a traffic fee program to assist in mitigating the impact of new development on the local transportation system. The Authority shall develop criteria for these traffic mitigation fees. Local traffic mitigation fees shall be in place in all communities for the fiscal year commencing with July 1, 1991. Should a jurisdiction not have a qualifying local traffic impact mitigation fee in place by the last day of the fiscal year, then all revenue apportioned to that community under the Local Street Repair Fund will be reapportioned for the following fiscal year among all the eligible jurisdictions based on the adopted formula.

It is the intent of this ordinance to have adopted in San Joaquin County by January 1, 1993, a Regional Traffic Mitigation Fee program to assess new development for its impacts that go beyond the local circulation system. Failure to achieve this date does not effect other provision of this ordinance.

WHEREAS, an interim RTIF of \$454 was adopted by some jurisdictions in 1994 with the understanding that a permanent fee would be established based on an AB 1600 study; and

WHEREAS, each local jurisdiction is urged to develop and adopt a Regional Transportation Impact Fee, and will have the latitude, at a minimum, to conduct the following:

- ✓ Calculate and establish the Regional Transportation Impact Fee program fee amount.
- ✓ Set the administrative parameters.
- ✓ Determine the regionally significant projects that are a part of the Regional Transportation Plan that will be recognized by the local Regional Transportation Impact Fee.

WHEREAS, the San Joaquin Council of Governments' staff and resources will be available to assist, upon request, every jurisdiction in establishing a Regional Transportation Impact Fee; and

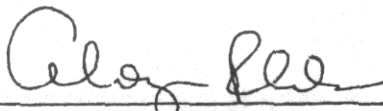
NOW, THEREFORE, BE IT RESOLVED that each jurisdiction recognized under the San Joaquin Council of Governments as a Joint Powers Authority is urged to adopt a permanent Regional Transportation Impact Fee.

PASSED AND ADOPTED, this 26th day of February 2004, by the following vote of the San Joaquin Council of Governments Board of Directors.

AYES:

NOES:

ABSENT:



GLORYANNA RHODES
Chairwoman

Attachment 7
Regional Transportation Impact Fee Calculation
San Joaquin Regional Transportation Impact Fee Nexus Study
July 2003

July 2000

No.	Project Name / Catagory	Cost Per DUE by Traffic District				Total
		North	Central	South	Tracy	
Mainline Highway Improvements						
(1)	I-5	\$189.30	\$539.47	\$478.62	\$613.53	\$488.71
(2)	SR-99	\$581.31	\$418.81	\$607.41	\$0.00	\$407.15
(3)	SR-4	\$21.82	\$56.27	\$2.59	\$0.00	\$30.44
(4)	SR-4	\$3.17	\$12.11	\$1.34	\$0.00	\$6.48
(5)	I-5 S/B	\$3.65	\$48.32	\$18.57	\$44.45	\$35.05
(6)	SR-99	\$92.16	\$66.40	\$96.30	\$0.00	\$64.55
(7)	SR-99	\$132.54	\$102.64	\$52.66	\$29.41	\$84.03
(8)	SR-99	\$52.81	\$52.92	\$118.49	\$3.89	\$57.55
(9)	SR-99	\$160.91	\$59.50	\$41.60	\$16.35	\$63.19
(10)	SR-99	\$113.70	\$31.47	\$29.11	\$10.51	\$39.39
(11)	SR-99	\$150.04	\$41.86	\$39.27	\$10.90	\$51.79
(12)	SR-12	\$0.00	\$38.72	\$19.10	\$8.35	\$23.71
(13)	SR-26	\$2.49	\$240.93	\$22.94	\$15.27	\$122.05
(14)	SR-26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(15)	SR-88	\$9.85	\$0.00	\$28.10	\$55.35	\$16.88
(16)	I-5	\$13.77	\$56.36	\$35.28	\$48.44	\$44.44
(17)	I-5	\$17.02	\$140.59	\$57.71	\$100.47	\$98.59
(18)	I-5	\$13.38	\$75.60	\$44.44	\$58.02	\$57.05
(19)	I-5	\$3.64	\$6.74	\$5.71	\$7.61	\$6.23
(20)	I-5	\$34.17	\$148.19	\$117.36	\$147.91	\$125.14
(21)	I-205	\$0.00	\$233.09	\$43.67	\$81.83	\$133.87
(22)	SR-120 Escalon Bypass	\$25.06	\$112.91	\$51.31	\$11.42	\$69.66
(23)	SR-120 Escalon Bypass	\$6.26	\$28.23	\$12.83	\$2.85	\$17.42
Total		\$1,627.04				

ATTACHMENT 8
SUMMARY OF EXISTING DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 15, 2004)

Land Use Categories	Total Fees	Water		Sewer		Storm Drainage		Streets & Roads		Police		Fire		Parks and Recreation		General City Facilities	
		RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee
<u>RESIDENTIAL</u>																	
Low Density	\$53,666	1.00	\$4,031	1.00	\$515	1.00	\$11,601	1.00	\$8,101	1.00	\$1,584	1.00	\$1,548	1.00	\$19,886	1.00	\$6,400
Medium Density	\$79,816	1.96	\$7,901	1.96	\$1,009	1.00	\$11,601	1.96	\$15,878	1.77	\$2,804	1.96	\$3,034	1.43	\$28,437	1.43	\$9,152
High Density	\$139,939	3.49	\$14,068	3.49	\$1,797	1.00	\$11,601	3.05	\$24,708	4.72	\$7,476	4.32	\$6,687	2.80	\$55,681	2.80	\$17,920
<u>PLANNED RESIDENTIAL</u>																	
Low Density	\$53,666	1.00	\$4,031	1.00	\$515	1.00	\$11,601	1.00	\$8,101	1.00	\$1,584	1.00	\$1,548	1.00	\$19,886	1.00	\$6,400
Medium Density	\$79,816	1.96	\$7,901	1.96	\$1,009	1.00	\$11,601	1.96	\$15,878	1.77	\$2,804	1.96	\$3,034	1.43	\$28,437	1.43	\$9,152
High Density	\$139,939	3.49	\$14,068	3.49	\$1,797	1.00	\$11,601	3.05	\$24,708	4.72	\$7,476	4.32	\$6,687	2.80	\$55,681	2.80	\$17,920
<u>COMMERCIAL</u>																	
Retail Commercial	\$58,093	0.64	\$2,580	0.94	\$484	1.33	\$15,429	2.08	\$16,850	4.12	\$6,526	2.69	\$4,164	0.32	\$6,364	0.89	\$5,696
Office Commercial	\$75,215	0.64	\$2,580	0.94	\$484	1.33	\$15,429	3.27	\$26,490	3.72	\$5,892	2.46	\$3,808	0.54	\$10,738	1.53	\$9,792
<u>INDUSTRIAL</u>																	
Light Industrial	\$43,031	0.26	\$1,048	0.42	\$216	1.33	\$15,429	2.00	\$16,202	0.30	\$475	0.64	\$991	0.23	\$4,574	0.64	\$4,096
Heavy Industrial	\$40,742	0.26	\$1,048	0.42	\$216	1.33	\$15,429	1.27	\$10,288	0.19	\$301	0.61	\$944	0.33	\$6,562	0.93	\$5,952

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents

ATTACHMENT 9
SUMMARY OF AMENDED DEVELOPMENT IMPACT FEES
ALL SERVICES
(September 15, 2004)

Land Use Categories	Total Fees	<u>Water</u>		<u>Sewer</u>		<u>Storm Drainage</u>		<u>Streets & Roads</u>		<u>Police</u>		<u>Fire</u>		<u>Parks and Recreation</u>		<u>General City Facilities</u>	
		RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee
<u>RESIDENTIAL</u>																	
Low Density	\$78,851	1.00	\$4,031	1.00	\$515	1.00	\$17,264	1.00	\$20,214	1.00	\$1,584	1.00	\$1,548	1.00	\$27,295	1.00	\$6,400
Medium Density	\$119,815	1.96	\$7,901	1.96	\$1,009	1.00	\$17,264	1.96	\$39,619	1.77	\$2,804	1.96	\$3,034	1.43	\$39,032	1.43	\$9,152
High Density	\$203,292	3.49	\$14,068	3.49	\$1,797	1.00	\$17,264	3.05	\$61,653	4.72	\$7,476	4.32	\$6,687	2.80	\$76,425	2.80	\$17,920
<u>PLANNED RESIDENTIAL</u>																	
Low Density	\$78,851	1.00	\$4,031	1.00	\$515	1.00	\$17,264	1.00	\$20,214	1.00	\$1,584	1.00	\$1,548	1.00	\$27,295	1.00	\$6,400
Medium Density	\$119,815	1.96	\$7,901	1.96	\$1,009	1.00	\$17,264	1.96	\$39,619	1.77	\$2,804	1.96	\$3,034	1.43	\$39,032	1.43	\$9,152
High Density	\$203,292	3.49	\$14,068	3.49	\$1,797	1.00	\$17,264	3.05	\$61,653	4.72	\$7,476	4.32	\$6,687	2.80	\$76,425	2.80	\$17,920
<u>COMMERCIAL</u>																	
Retail Commercial	\$93,191	0.64	\$2,580	0.94	\$484	1.33	\$22,962	2.08	\$42,045	4.12	\$6,526	2.69	\$4,164	0.32	\$8,734	0.89	\$5,696
Office Commercial	\$126,357	0.64	\$2,580	0.94	\$484	1.33	\$22,962	3.27	\$66,100	3.72	\$5,892	2.46	\$3,808	0.54	\$14,739	1.53	\$9,792
<u>INDUSTRIAL</u>																	
Light Industrial	\$76,494	0.26	\$1,048	0.42	\$216	1.33	\$22,962	2.00	\$40,428	0.30	\$475	0.64	\$991	0.23	\$6,278	0.64	\$4,096
Heavy Industrial	\$66,102	0.26	\$1,048	0.42	\$216	1.33	\$22,962	1.27	\$25,672	0.19	\$301	0.61	\$944	0.33	\$9,007	0.93	\$5,952

Source: City of Lodi, Public Works

NOTES:

(1) Residential Acre Equivalents